

RENTON CITY COUNCIL  
Regular Meeting

May 3, 1999  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; RANDY CORMAN; TIMOTHY SCHLITZER.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LARRY WARREN, City Attorney; MARILYN PETERSEN, City Clerk; SUSAN CARLSON, Economic Development, Neighborhoods & Strategic Planning Administrator; JIM SHEPHERD, Community Services Administrator; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; BETTY NOKES, Director of Economic Development; SANDY CHASTAIN, Community Relations Specialist; OWEN DENNISON, Senior Planner; DEREK TODD, Finance Analyst; CHIEF GARRY ANDERSON, Police Department; COMMANDER KEVIN MILOSEVICH, Police Department; SERGEANT CHARLES KARLEWICZ, Police Department; OFFICER CHRISTINE PAGET, Police Department; OFFICER MARK KLINKE, Police Department.

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF APRIL 26, 1999 AS PRESENTED. CARRIED.

**PROCLAMATIONS**

Arson Awareness Week:  
May 1-8, 1999

A proclamation by Mayor Tanner was read declaring the week of May 1-8, 1999, to be "Arson Awareness Week" in the City of Renton, and encouraging all citizens to show their appreciation for the efforts and sacrifices made by public servants who protect Renton families and property from loss due to the violent and senseless crime of arson. MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Battalion Chief Chuck Duffy accepted the proclamation on behalf of the Fire Department, adding that since 55% of arsons are committed by juveniles, early intervention and public involvement are critical to arson cessation and prevention.

Mentor Recognition Week:  
May 3-7, 1999 (Communities  
in Schools of Renton)

A proclamation by Mayor Tanner was read declaring the week of May 3-7, 1999, to be "Mentor Recognition Week" in the City of Renton in tribute to the efforts and work of mentors who contribute their time, compassion and talents to help young people in our community to succeed. MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Community Relations Specialist Sandy Chastain accepted the proclamation on behalf of the Communities in Schools of Renton program, commenting that her own two years' experience as a mentor has been very rewarding.

**SPECIAL PRESENTATION**  
Business Committed to Kids  
Award

Sandy Chastain, Community Relations Specialist, announced that McCorkle & Associates is the latest recipient of the "Business Committed to Kids" award, given on behalf of Communities in Schools, the City of Renton, the Renton

School District, the Chamber of Commerce, and the Renton Education Association as a way to recognize businesses which help support youth in the community. McCorkle & Associates hires students from the Renton School District's work experience program, some of whom have continued to work for them after completing the program. The business also offers job shadow opportunities for students interested in accounting.

Robert McCorkle accepted the award on behalf of his company, noting that two of his children attend high-quality Renton schools.

## **PUBLIC HEARINGS**

Annexation: Smith, Hoquiam  
Ave NE & SE 113th to 116th

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the 60% Annexation Petition and proposed zoning for 12 acres located east of Hoquiam Ave. NE (142nd Ave. SE) and generally between SE 113th and 116th Streets; Smith Annexation.

Owen Dennison, Senior Planner, explained that the proposed annexation area is adjacent to Hazen High School, east of Hoquiam Ave. NE. Signatures representing approximately 85% of the total assessed valuation were included on the 60% Petition. Existing land uses include three single family homes and a construction business.

Existing zoning under King County is R-4. Renton's Comprehensive Plan designations for the area are both Residential Single Family and Residential Rural. The proposed zoning under the City of Renton is R-8 and R-5.

Continuing, Mr. Dennison said if the properties are annexed, they would continue receiving water service from Water District 90. All other public services would be provided by Renton. Referring to the fiscal analysis performed by staff, he noted that under both existing development and estimated full development, the properties would pose an annual deficit to Renton (\$399 and \$635 per year, respectively). The full development scenario assumes 55 single family homes and a population of 138. An additional one-time expense of \$30,058 is estimated for the acquisition and development of parks to serve this area (anticipated mitigation fees have been taken into account).

Mr. Dennison concluded that the proposed annexation is generally consistent with Renton's Comprehensive Plan policies and the objectives of the King County Boundary Review Board. Staff foresees no impediments to the extension of City services to this area.

Councilman Parker inquired about the financial impacts and the projected annual deficit to the City upon annexation. Mayor Tanner replied that because this is almost always the case when large, developed residential areas are annexed, Renton is focusing on annexing smaller, relatively undeveloped properties.

Council President Edwards added that while it certainly costs to provide services to residential areas, local governments are not motivated solely by financial considerations. For example, municipalities have a strong and valid interest in ensuring that development proceeds in a logical, coordinated manner.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ACCEPT THE 60% ANNEXATION PETITION FOR THE SMITH ANNEXATION

AND AUTHORIZE THE ADMINISTRATION TO PREPARE A NOTICE OF INTENT TO ANNEX PACKAGE FOR SUBMITTAL TO THE BOUNDARY REVIEW BOARD. CARRIED.

Annexation: Davis, Union Ave  
NE and NE 26th St

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the proposed R-8 (Residential Single Family; eight dwelling units per acre) zoning for the Davis annexation area; 3.8 acres located in the vicinity of 132nd Ave. SE (Union Ave. NE) and NE 26th Street.

Owen Dennison, Senior Planner, explained that the proposed annexation area, made up of one parcel, is located in the vicinity of Sierra Heights near NE 26<sup>th</sup> Street. Council accepted the 60% Petition to Annex on February 22, 1999, and authorized the submittal of a notice of intent to annex package to the Boundary Review Board. The BRB waived review and approved the proposed annexation on April 8<sup>th</sup>.

Mr. Dennison said the last remaining issue before Council is the zoning to be applied to the property. Because Renton's Comprehensive Plan designates the area as Residential Single Family, concurrent zoning would be either Manufactured Home Park or R-8. Staff recommends R-8 zoning, which would allow future development that would be more dense than both the surrounding area and the maximum density under existing King County zoning. Lower density zoning would require an amendment to Renton's Comprehensive Plan land use map.

Mr. Dennison added that the property slopes towards May Creek to the northeast and northwest, with the slope exceeding 40% in several places.

Councilman Clawson asked if the City will be able to serve the property with sanitary sewer. Mr. Dennison replied that Utilities staff have confirmed that an existing sewer line can be extended to the parcel.

Councilman Schlitzer expressed concern about the extremely sensitive nature of this area, saying that not only is it fairly steep, but the land contains a layer of clay close to its surface, heightening downhill erosion concerns. He was not comfortable with the proposed R-8 zoning, suggesting that R-5 or R-1 might be more appropriate.

Noting that the area is above May Creek, which is already impacted by stormwater runoff, Council President Edwards asked about the City's requirements for storm sewers and impacts. He was especially concerned that new development not worsen the scouring of the creek. Mr. Dennison said any development would be required to send the runoff directly to May Creek without affecting the hillside. He added that, through SEPA, the City can impose higher mitigation standards than those put forth in the City Code.

Mike Kattermann, Director of Neighborhoods & Strategic Planning, said because this property has a Comprehensive Plan designation of Residential Single Family and is not within one-half mile of the Urban Growth Boundary, it can only be zoned for mobile homes or as R-8. He suggested that the City can later look at whether the Comp Plan designation and the zoning should be changed. In the meantime, staff can provide more information to the Council on the specific soil conditions and slopes in this area and how potential development (and its expected runoff) would be approached.

Councilman Corman commented that, even if the City closely reviewed a development proposal to mitigate the stormwater runoff from the property, those who end up living there could exacerbate the problem in the future by building sheds, decks, patios, etc., the effects of which cannot be factored in advance.

Mayor Tanner pointed out that if the City changes the proposed zoning from R-8 to a lesser density, the proponents may no longer be interested in annexing.

Councilman Edwards noted that even if R-8 zoning were applied, the property could probably not be developed to that density since it is so affected – and therefore constrained – by sensitive areas. Councilmember Keolker-Wheeler was interested in knowing what, specifically, could be developed on the property under R-8 zoning.

Councilman Clawson cautioned that the City should consider whether this area conforms to the May Valley plan, particularly as it relates to future development impacts on May Creek.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Moved by Parker, seconded by Clawson, Council table this matter. Failed.

Moved by Parker, seconded by Schlitzer, Council approve the recommended R-8 zoning for this property.\*

\*At the suggestion of Councilman Corman, a substitute motion was MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ACCEPT THE RECOMMENDATION TO ZONE THIS PROPERTY R-8, REFER THIS MATTER TO THE PLANNING & DEVELOPMENT COMMITTEE, AND HOLD THE ORDINANCES UNTIL THE ITEM IS REPORTED OUT OF COMMITTEE. CARRIED.

## ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- \* The latest edition of CityView, the City's video magazine show, is now airing on Channel 28. This edition spotlights Renton's Fire Department.
- \* The City's Management Association recently contributed to the Community Services Department's scholarship program, which provides low- and moderate-income children and seniors an opportunity to participate in programs offered at the Community Center and Senior Activity Center.
- \* A public meeting was held on April 29th at Houser Terrace in the Highlands to discuss proposed improvements to NE 23rd Street, including drainage facilities and sidewalks.

## Police: Nuisance Abatement Success

Chief of Police Garry Anderson reported on a successful nuisance abatement conducted last week in the 200 block of Meadow Ave. North. A particular residence has long been the source of a disproportionate number of calls for service, exceeding 100 calls per year. Many of the calls involved serious and/or drug-related crimes. Crediting a multi-departmental response to this situation, Chief Anderson said Police received assistance from the Planning/Building/Public Works Department, the Fire Department, the Development Services Division, King County's Public Health Department and

Renton's City Attorney's Office.

Using the Uniform Housing Code and the Uniform Code for Abatement of Dangerous Buildings, the City inspected the residence on April 27th and declared it unsafe for occupation. Although residents were given only three days to vacate the premises, they were relocated with the assistance of the City's Human Services Department.

Chief Anderson praised Sergeant Chad Karlewicz and Officers Christine Paget and Mark Klinke for their enforcement efforts.

## **CONSENT AGENDA**

City Clerk: Quarterly Contract List for 1/99 to 3/99

Items on the consent agenda are adopted by one motion which follows the listing.

City Clerk submitted Quarterly Contract List for January 1 – March 31, 1999; 44 agreements totaling \$1,728,798.62. Information.

CAG: 99-051, SW 27th St Culvert Procurement, Utility Vault Co

City Clerk reported bid opening on 4/27/99 for CAG-99-051, SW 27th St. Culvert Procurement; one bid; engineer's estimate \$92,310; and submitted staff recommendation to award the contract to the sole bidder, Utility Vault Co., in the amount of \$86,836.56. Refer to Utilities Committee.

Plat: Briere, Preliminary, Duvall Ave NE (PP-99-003)

Hearing Examiner recommended approval, with conditions, of the Briere preliminary plat; 12 single family lots on 2.28 acres located in the 1800 block of Duvall Ave. NE (PP-99-003). Council concur.

Transportation: Logan Ave S Improvements, Joint Work with Seattle (Corrosion Control)

Transportation Systems Division recommended approval of an agreement with the City of Seattle to allow Gary Merlino Construction Co., Renton's contractor on the Logan Ave. S. improvement project, to concurrently perform corrosion control work in the same vicinity for Seattle, with Seattle reimbursing Renton for the expense of the change order plus six percent administrative costs. Council concur. (See later this page for resolution.)

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

Councilmember Keolker-Wheeler commended the Hearing Examiner for one of the conditions placed on the Briere preliminary plat which requires the developer to erect an informational sign clearly stating that the plat's road will be a "stub" which may, in the future, be extended.

## **CORRESPONDENCE**

Citizen Comment: Seon & Bang – Tony's Cleaners Relocation

Correspondence was read from Young Seon and Sun Ae Bang, owners of Tony's Cleaners, requesting that the City provide them an additional \$14,000 to reimburse them for relocating their business out of Aquifer Protection Area Zone 1. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS LETTER TO THE UTILITIES COMMITTEE. CARRIED.

## **OLD BUSINESS**

Planning: Moratorium on Residential Uses in Commercial Areas (Rescind)

Noting that the applicable ordinance relating to multi-family development in commercial areas has now taken effect, it was MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL RESCIND RESOLUTION #3380 AND LIFT THE MORATORIUM PLACED ON RESIDENTIAL USES IN THE CENTER SUBURBAN, CENTER NEIGHBORHOOD AND COMMERCIAL ARTERIAL ZONES. CARRIED.

## **ORDINANCES AND RESOLUTIONS**

### **Resolution #3391**

Transportation: Logan Ave S

The following resolution was presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with the City of Seattle adding cathodic

Improvements, Joint Work with  
Seattle (Corrosion Control)

protection work for the City of Seattle to the Logan Avenue street project.  
MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER,  
COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

**AUDIENCE COMMENT**  
Citizen Comment: Mason –  
Tony's Cleaners Relocation

David Mason, 231 Williams Ave. N., Renton, 98055, said that Tony's Cleaners, which has been active in the North Renton community for 17 years, needs the City's help in relocating their business. He clarified that Tony's is not asking for a tax waiver in order to establish a new business, but rather for assistance in relocating their business out of the Aquifer Protection Area as mandated by the City.

**ADJOURNMENT**

MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL  
ADJOURN. CARRIED. Time: 8:51 p.m.

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MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold  
May 3, 1999